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CIN:U45201TN2004PTC054049

DATE:

ALLOTMENT LETTER

To

From:
'Khurinji Verbena' property situated at Plot no.4 & 5, Old Door No.8 & 9, New Door No.6 & 8, Venkatrathnam Nagar Extension 1st Street, Adyar, Chennai – 600 020.

Dear Sir,

Ref: Our Project "Khurinji Verbena' property situated at Plot no. 4 & 5, Old Door No.8 & 9, New Door No. 6 & 8, Venkatrathnam Nagar Extension 1st Street, Adyar, Chennai – 600 020.

We are happy to inform you that we have allotted the above mentioned apartment to you in our Project **"Khurinji VERBENA".** All the details pertaining to the purchase of apartment are mentioned below for your reference & records.

Project Name : **"KHURINJI VERBENA"**

Project Address : **Plot No. 4 & 5, Old Door No 8 & 9, New Door No.6 & 8, Venkatratnam Nagar Extension 1st Street, Adyar, Chennai – 600 020**

Vacant Land Detail : T.S.No.22/6 & 22/7, BLOCK NO.8 of Pallipattu Village, Within the limit of Greater Chennai Corporation Chennai. District measuring 502.78 *square* meters (Totally 5412 Sq.Feet)

Apartment Details : Apartment**#**_____**,**_____**Floor**

Area of Apartment :_____**Sq.ft.** (inclusive of all common area)

Car Park : **Covered Car Park**

Undivided Share in Land :_____**Sq.ft**.

For Khurinji Homes Private Limited **Acknowledged by**

(_____**)**
Managing Director **Mr.**_____

Pricing details to be mentioned in Agreement of Sale (Registration of UDS as in the SALEDEED)

Current Guide Line Value	
UDS (Un Divided Share of Land)	Sq.ft.
Sale Price of the UDS Land	0.00

Registration Charges as per Current Guide Line Value

Stamp Paper (@5% of UDS Value)	0.00
Registration Fees (@2% of UDS Value	0.00
Total Charges for Registration of UDS	0.00

Note: Registration charges may vary according to the Guide Line Value of at the time of respective Registration of UDS.Rs.100/-Stamp Paper shall be used for the Registration and Balance stamp duty will be paid for the registration by way of DD payable towards the respective SRO

i) Pricing details to be mentioned in Construction Agreement

Value of the Apartment Excluding the Sale price of UDS	0.00
Car Park	0.00
Electricity Deposits & Charges (TNEB) & Metro Water	0.00
Infrastructure Charges @Rs.__/-Per Sq.ft.**	0.00
Registration charges for Construction___%	0.00
Total Cost as on Construction Agreement*	**0.00**

GST @ 5 %	0.00
	0.00

For Khurinji Homes Private Limited **Acknowledged by**

(_____)
Managing Director **Mr._____**

ii) Total Value of the Apartment

Value of Land,as per Agreement of Sale	0.00
Registration Expenses & Legal Expenses	0.00
Value as per Construction Agreement	0.00
GST	0.00
Corpus Fund for Apartment Association	0.00
Maintenance Charges for 6 Months @ Rs._____/-per Sq.Ft.	0.00
Total Value of the Apartment	0.00

PAYMENT SCHEDULE FOR THE ABOVE MENTIONED APARTMENT

S.No.	PARTICULARS	Amount in Rs.
1	Advance paid at the time of Booking (Vide on)	
2	At the time of signing agreement	
3	At the time of UDS registration	
4	On Completion of Foundation	
5	On Completion of Ground Floor Roof Slab	
6	On Completion of 1st Floor Roof Slab	
7	On Completion of 2nd Floor Roof Slab	
8	On Completion of 3rd Floor Roof Slab	
9	On Completion of 4th Floor Roof slab	
10	On Completion of Brick work of respective apartment	
11	On Completion of Plastering of respective apartment	
12	On Completion of Flooring of respective apartment	
	On or before handing over of the apartment	

For Khurinji Homes Private Limited **Acknowledged by**

(_____)
Managing Director **Mr._____**

Note:

a) Registration of UDS will be executed only after receipt of Entire land cost & corresponding due payment of the total Apartment cost.

b) The TNEB/CMWSSB Deposit was collected only for the Electricity and Metro water connections.

c) Corpus Fund contribution @Rs.0.00/-per Apartment was received from you for formation of Apartment Owners Association.

d) Maintenance Charges for 6 months @Rs.0.00/-per Sq.Ft./month was received from you.

e) All the due payments have to be made in favour of 'Khurinji Homes Private Limited".

f) This allotment is non transferable.

g) The Validity of this Allotment Letter is for a period of days, with in which period you are advised to complete the Registration process on payment of entire dues, In any event if you are failing within the Validity period, this allotment stands automatically cancelled and we would retain a sum equivalent to ---------- % of the Advance booking amount paid by you as cancellation charges. Upon such cancellations, it is our sole discretion to deal with the above apartment as the Builder pleases.

Further we request you to acknowledge receipt and acceptance of the terms of this allotment on the duplicate copy of this letter. Thanking you and looking forward to being associated with you.

Yours truly,

For Khurinji Homes Private Limited **Acknowledged by**

(_____)
Managing Director **Mr._____**



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate